



**Part 4<sup>th</sup> floor 5,395 sq ft suite available**  
**Price available upon application**

## Property Details

- High specification fitted office space
- Full access raised floors
- Metal tile suspended ceilings
- Air conditioning
- WCs on each floor
- Showers & changing facilities
- Secure bicycle parking
- 24 Hour security
- Manned reception desk
- Secure basement car park

## Terms

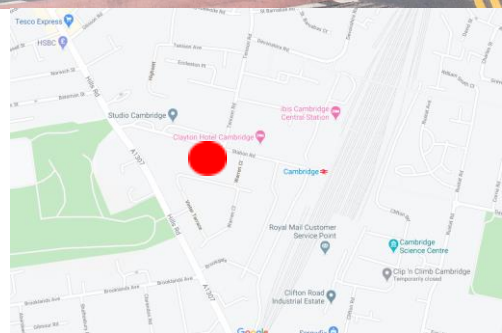
- A new lease direct from the Landlord for a term to be agreed.

## Area Amenities

- Located in Cambridge prime CBD district on Station Road.
- Two minute walk to Cambridge Station.
- Nearby shops and other amenities

## Energy Performance

- EPC to be provided

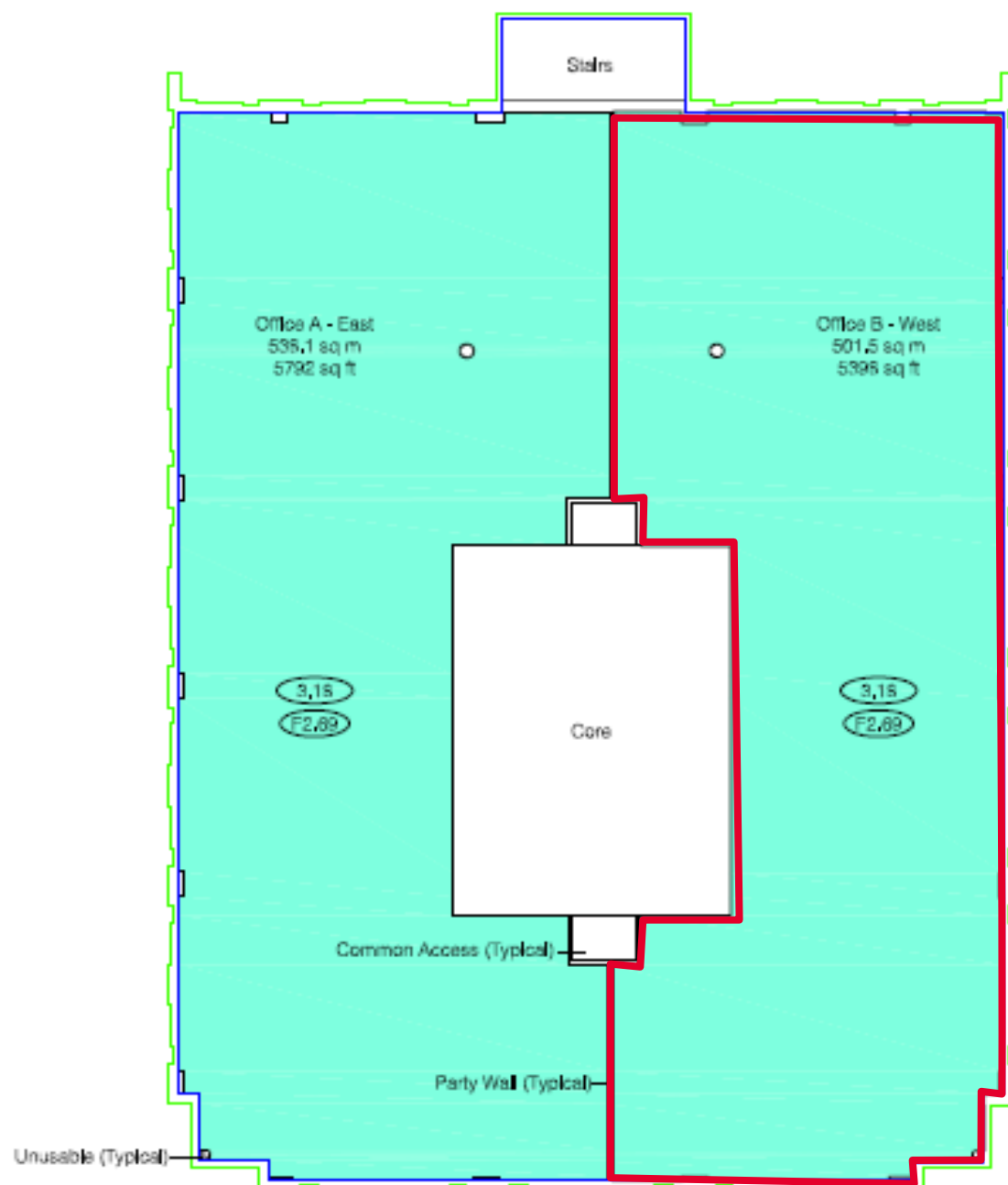


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STATION ROAD